



**AGENDA – Meeting of the Larkspur Zoning Administrator
10:00 AM, Wednesday, September 7, 2016
Larkspur City Hall
420 Magnolia Avenue
Larkspur, CA**

Kristin Teiche, Zoning Administrator

AGENDA ITEM

1. **DR/FAR 16-36; 209 Wilson Way, Larkspur; APN: 021-271-44; Wagstaff Rogers Architects; Applicant; Derek and Carianne Brinkman; Owner; R-1 (First Residential) Zoning District.** Applicant is requesting Design Review and an FAR Exception Permit to excavate approximately 6 cubic yards of earth and add 45 square feet to a ground story room by expanding into the existing crawl space of the floor above. No exterior alterations to the building are proposed. The proposed expansion will increase the permitted FAR from .37 to .38 where .05 is permitted due to the steep slope of the lot.
2. **DR/FAR 16-35; 148 Magnolia Avenue; APN: 021-116-04; Adam Cole, Applicant/Owner; R-1 (First Residential) Zoning District.** Applicant is requesting Design Review and an FAR Exception Permit to legalize a 192 square foot accessory structure in the rear yard started without permits. The proposed accessory structure will increase the permitted FAR from .40 to .41 where .40 is permitted by code.

Availability of Documents: Any writings or documents provided to the Zoning Administrator regarding an item on this agenda will be made available for public inspection, during normal business hours, at the Planning Department at City Hall located at 400 Magnolia Avenue, Larkspur, CA.

Appeal Period: The Zoning Administrator decision may be appealed by notifying the City Manager's Office in writing, within 10 days of the decision. The written appeal must identify the reason for the appeal and note wherein the Zoning Administrator's decision is in error.

Exhaustion of Remedies Requirement: Notice is hereby given that if you challenge any item on this agenda in court, you may be limited to raising only those issues raised at the Public Hearing listed above or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

ACCESS TO MEETINGS: Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact the City Clerk at 927-5002 three-business days or more prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff three business days or more prior to the meeting.